

Grantee: Suffolk County, NY

Grant: B-11-UN-36-0103

July 1, 2012 thru September 30, 2012 Performance Report



Grant Number:

B-11-UN-36-0103

Obligation Date:**Award Date:****Grantee Name:**

Suffolk County, NY

Contract End Date:

03/07/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$1,501,506.00

Grant Status:

Active

QPR Contact:

Laurie Schwinge

Estimated PI/RL Funds:**Total Budget:**

\$1,501,506.00

Disasters:**Declaration Number**

No Disasters Found

Narratives**Summary of Distribution and Uses of NSP Funds:**

The Suffolk County Neighborhood Stabilization Program (3) will use the funds to acquire and rehabilitate foreclosed and abandoned residential properties. Two non-profits will implement the activities for either Direct Homeownership or Single Family Rental. All units assisted will be occupied by households meeting the qualifications of Low and Moderate Income. \$675,677.70 will be utilized by the Long Island Housing Partnership (LIHP) for acquisition and rehabilitation of foreclosed and abandoned residential properties for Direct Homeownership. These units will be occupied by households with incomes at or below 120% of the area median income. \$675,677.70 will be utilized by the Community Development Corporation of Long Island (CDCLI) for acquisition and rehabilitation of foreclosed and abandoned residential properties for Single Family Rental. These units will be occupied by households with incomes at or below 50% of the area median income. The balance of funds, \$150,150.60, will be used by Suffolk County Community Development to administer the program.

How Fund Use Addresses Market Conditions:

To identify and determine the areas of greatest need, Suffolk County utilized two data sources. First the County reviewed data provided by HUD spreadsheet data on housing units, income characteristics, vacancy rates, mortgages, foreclosures, price changes and unemployment was used to determine the formula allocation of NSP3 funds. The County also utilized data from HUD NSP3 Mapping Tool to ascertain foreclosure data and to analyze recent foreclosure trends.

This activity funded through NSP3 will be targeted to the area exhibiting the greatest need. The area targeted for assistance is primarily a lower income community with an average of 95.56% of residents below 120% AMI and 75.82% of residents below 80% AMI. This community is experiencing a high number of foreclosed and abandoned properties and based on HUD data findings is ranked an area with a high foreclosure risk score of 18% and one of the highest percentages of high cost loan rates associated with sub-prime lending. All units assisted will be for households meeting the qualifications of Low and Moderate income for the purposes of home ownership and Section 8 tenant based rental housing. This approach has several benefits:

1st by targeting the funds to this community it will benefit an area of the greatest need.

2nd by using the funds to acquire and rehabilitate foreclosed and abandoned single family homes for home ownership and tenant rentals, we are providing safe and decent housing, lowering the vacancy rate of the neighborhood and should have a positive effect on the community's home values.

3rd by incorporating modern green building and energy-efficiency improvements in our rehabilitation standards along with providing Energy Star-labeled appliances to the homes, we can have a positive effect on the environment along with providing long-term affordability and increased sustainability and attractiveness of housing and neighborhoods.

Ensuring Continued Affordability:

All assisted home ownership properties will have long term affordability restrictions. The period of affordability will be 30 years. Suffolk County will, at a minimum during the period of affordability, require that upon re-sale of an assisted NSP3 home that the new purchaser meets the income requirements of the NSP3 program, occupy the home as the family's principal residence, be re-sold at an affordable price and provide a fair return to the seller. To enforce these continued affordability requirements, a note and mortgage will be filed on the property. All assisted tenant-occupied rental housing properties will have long term affordability restrictions. The period of affordability will be 30 years. Suffolk County will, at a minimum during the period of affordability, require the rents remain affordable as defined under Affordable Rents. The affordability restrictions will remain in force regardless of transfer of ownership. To enforce these continued affordability requirements, a note and mortgage will be filed on the property.

Definition of Blighted Structure:

A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.

Definition of Affordable Rents:

For the purpose of the NSP3 Program, affordable rents shall be defined by the following standards:

- 1) For households with total income at or below 50% of median income. The maximum rent allowed will be the Low HOME Rents, adjusted for bedroom size and utilities, as published by HUD.
- 2) For households with total income above 50% of median income, but not more than 120% median income, the maximum rent allowed will be the High HOME Rents, adjusted for bedroom size and utilities, as published by HUD.
- 3) If a housing unit receives federal or state project based subsidies, and the tenant pays no more than 30% of income for rent, the maximum rent may be the rent allowable under the project-based subsidy program.

Housing Rehabilitation/New Construction Standards:

Suffolk County will follow the New York State Building Code in the implementation of the property rehabilitation activities financed with NSP3 funds.

Suffolk County will also follow Federal Lead Based Paint Regulations as they pertain to the CDBG Program.

Suffolk County will also incorporate modern green building and energy-efficiency improvements in our rehabilitation standards along with providing Energy Star-labeled appliances to the homes.

Vicinity Hiring:

All agreements between Suffolk County and NSP3 Contractors will to the maximum extent feasible, provide for the hiring of employees, who reside in the vicinity, as such term is defined by the Secretary, of projects funded under this section or contract with small businesses that are owned and operated by persons residing in the vicinity of such projects.

Procedures for Preferences for Affordable Rental Dev.:

\$675,677.70 of this grants funds have been allocated to acquiring and renting to Section 8 (incomes less than 50% of AMI) tenant based rental housing which also satisfies the requirement for the 25% low income set aside.

Grantee Contact Information:

Suffolk County Community Development, H. Lee Dennison Building, 100 Veterans Highway, PO Box 6100, Hauppauge, NY 11788-0099.
Telephone: 631-853-5705, e-mail: community.development@suffolkcountyny.gov

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,501,506.00
Total Budget	\$0.00	\$1,501,506.00
Total Obligated	\$0.00	\$150,150.60
Total Funds Drawdown	\$19,656.12	\$22,126.11
Program Funds Drawdown	\$19,656.12	\$22,126.11
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$19,656.12	\$22,126.11
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$225,225.90	\$0.00
Limit on Admin/Planning	\$150,150.60	\$22,126.11
Limit on State Admin	\$0.00	\$22,126.11

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$150,150.60	\$150,150.60

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$375,376.50	\$675,677.70

Overall Progress Narrative:

Administrative costs

The agreements with the Developers are being finalized and will be fully executed

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP-14G-11, Acquisition and Rehabilitation	\$0.00	\$1,351,355.40	\$0.00
NSP-21A-11, Administration and Planning	\$19,656.12	\$150,150.60	\$22,126.11

Activities

Grantee Activity Number:	NSP-14G-HM02100-11
Activity Title:	Acq & Rehab - Homeownership

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14G-11

Projected Start Date:

03/07/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

03/06/2014

Completed Activity Actual End Date:**Responsible Organization:**

Long Island Partnership Housing Development Fund Co.

Overall**Total Projected Budget from All Sources****Jul 1 thru Sep 30, 2012**

N/A

To Date

\$675,677.70

Total Budget

\$0.00

\$675,677.70

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Long Island Partnership Housing Development Fund Co.

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of abandoned and foreclosed properties for homeownership by households with less than 120% of the area median income.

Location Description:

East Patchogue, New York. Census Tract 1591.03 Block Groups 2, 3, 4.

Activity Progress Narrative:

The Agreement with the developer has been finalized and will be fully executed

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP-14G-RL02100-11
Activity Title:	Acq & Rehab - Rental - 25%

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP-14G-11

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

03/07/2011

Projected End Date:

03/06/2014

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LH - 25% Set-Aside

Responsible Organization:

CDCLI Housing Development Fund Corp.

Overall**Jul 1 thru Sep 30, 2012****To Date****Total Projected Budget from All Sources**

N/A

\$675,677.70

Total Budget

\$0.00

\$675,677.70

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

CDCLI Housing Development Fund Corp.

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of foreclosed and abandoned residential properties for single family rentals by households with less than 50% of area median income.

Location Description:

East Patchogue, New York. Census Tract 1591.03 Block Groups 2, 3, 4.

Activity Progress Narrative:

The Agreement with the Developer has been finalized and will be fully executed

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP-21A-99000-11
Activity Title:	Administration and Planning

Activity Category:

Administration

Project Number:

NSP-21A-11

Projected Start Date:

03/07/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration and Planning

Projected End Date:

03/06/2014

Completed Activity Actual End Date:
Responsible Organization:

Suffolk County Consortium

Overall
Total Projected Budget from All Sources
Jul 1 thru Sep 30, 2012

N/A

To Date

\$150,150.60

Total Budget

\$0.00

\$150,150.60

Total Obligated

\$0.00

\$150,150.60

Total Funds Drawdown

\$19,656.12

\$22,126.11

Program Funds Drawdown

\$19,656.12

\$22,126.11

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$19,656.12

\$22,126.11

Suffolk County Consortium

\$19,656.12

\$22,126.11

Match Contributed

\$0.00

\$0.00

Activity Description:

Administrative costs associated with the NSP3 Program.

Location Description:

Suffolk County Community Development, H. Lee Dennison Building, 100 Veterans Memorial Highway, Hauppauge, NY 11788

Activity Progress Narrative:
Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			New York	-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
